

DUNE ACRES PLAN COMMISSION
MINUTES April 14, 2008

The meeting was called to order at 7:30 pm. Present were Thomas Cornwell, Jane Dickey, Lou Mellen, John Norris, Dave Rearick, John Sullivan, and Jeffrey Swoger. It was moved by John Sullivan, with second by Lou Mellen, that the minutes of the February 11, 2008 meeting be approved. Favorable vote was unanimous.

The item of old business was the remodeling and addition at the Phelps property, 9 Beach Drive. Owner Mark Phelps was present for the discussion, along with his contractor Dave Rearick. Since Mr. Rearick is a member of the plan commission, he will be recused from any voting connected with this application. Mr. Phelps is returning with plans and information requested at the September 2007 meeting.

- 1) The plan commission requested architect stamped plans and specifications for the changes requested in the foundation modification. These are now provided. The foundation detail shows a frost wall rather than frost footings.
- 2) Architect stamped plans for the accessory building are provided. The size of the building has been expanded to 25'x25' from the originally approved 18'x25' and the height has changed to 12' from 11.5' to accommodate a hip roof which will match the roof on the house. The east side yard setback has not been changed; the expansion has been made toward the house. Windows will be added. A coffer dam foundation system will be used for the foundation; 12' pilings are indicated. Discussion centered on grading and water drainage from the roof. Contractor Rearick gave some options for handling drainage. Thomas Cornwell requested plans to show how a retaining wall will be built.
- 3) A two story 11'x17' addition will be constructed on the southeast side of the house. The lower level is for storage and the upper level will add storage space to an existing bedroom. This addition will have the frost wall foundation and is in the architect stamped plans.

The information provided by Mr. Phelps meets the request made by the plan commission. Findings for the modifications to the previously approved accessory building are as follows:

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|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor area ratio (46-116) | The addition of 175 square feet to the building has minimal impact on the bulk requirement on the 3 lot building site which remains well within compliance. |
| Side yard (46-118) | The 12' high accessory building is 12 feet from the lot line and is in compliance. |

The gas and electric utilities will be buried. There will be no water.

It was moved by John Sullivan, with second by Jeffrey Swoger, that the findings be approved. Favorable vote was unanimous. It was moved by Jeffrey Swoger, with second by John Sullivan, that an improvement location permit be granted for the addition and accessory building at 9 Beach Drive. Favorable vote was unanimous.

From the floor:

Louise Roberts, president of the town council, announced that the Council on the

Enforcement Building Standards will consist of Thomas Cornwell, Lou Mellen, and Louise Roberts in accordance with their positions and the town ordinance.

Thomas Roberts brought up the topic of older homes not in compliance with current ordinances that get sold. Many new buyers wish to tear down the structures and build a larger residence or remodel/add on. Discussion followed concerning ordinances, restrictions, enforcement, difficulties, and realtor/buyer knowledge. The plan commission provided clarification that construction on a lot on which a prior residence has been razed must comply with current ordinances.

Meeting adjourned at 9:30 pm.

Respectfully submitted,
Joan Rearick, secretary